



Community Meeting / Open House for the
IKEA Project Proposal
June 13, 2016

Site History and Background: 5144 and 5344 Martinelli Way

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| 1994 | The Eastern Dublin Specific Plan was approved, and land east of the Iron Horse Trail was annexed into the City of Dublin. At that time, this site was identified as a location for future campus office development. |
| 2001 | In February 2001, the City Council approved the Commerce One Project, which allowed for the development of a four building, 780,000 square foot campus office complex to be constructed. In September 2001, Commerce One informed the City that they decided not to pursue development of an office campus on the site and were examining other uses. No development proposal followed. |
| 2002 | In June 2002, at the request of IKEA (in cooperation with the Alameda County Surplus Property Authority), the City Council approved the initiation of a General Plan and Eastern Dublin Specific Plan amendment study to examine changing the land use designation on the property from "Campus Office" to "General Commercial". A development application was filed shortly thereafter for a commercial project |
| 2004 | In March 2004, the City Council approved the development of a 317,000 square foot IKEA retail store on half of the site and a 137,000 square foot lifestyle retail center on the other half. |
| 2006 | In November 2006, IKEA informed the City that they would not be pursuing development of a store in Dublin and the property was sold to the developer who was planning the lifestyle retail center (Blake Hunt Ventures/Stockbridge) and they redesigned the project to encompass the whole 27 acre site. |
| 2008 | In August 2008, the City Council approved the development of a 305,000 square foot lifestyle retail center. The center was intended to be anchored by two-three larger format retail stores and include restaurant and services uses. The project never moved forward to construction. |
| 2013 | In February 2013, at the request of BHV/Stockbridge, the City Council approved the initiation of a General Plan and Eastern Dublin Specific Plan amendment study to examine changing the land use designation on the property from "General Commercial" to "Mixed Use". A development application was filed shortly thereafter for a retail/residential mixed use project that included up to 400 residential units and 40,000 square feet of retail/restaurant uses. |
| 2015 | In April 2015, the City Council denied the project proposal. |
| 2016 | In March 2016, IKEA purchased the site and filed a development application for their current proposal. |

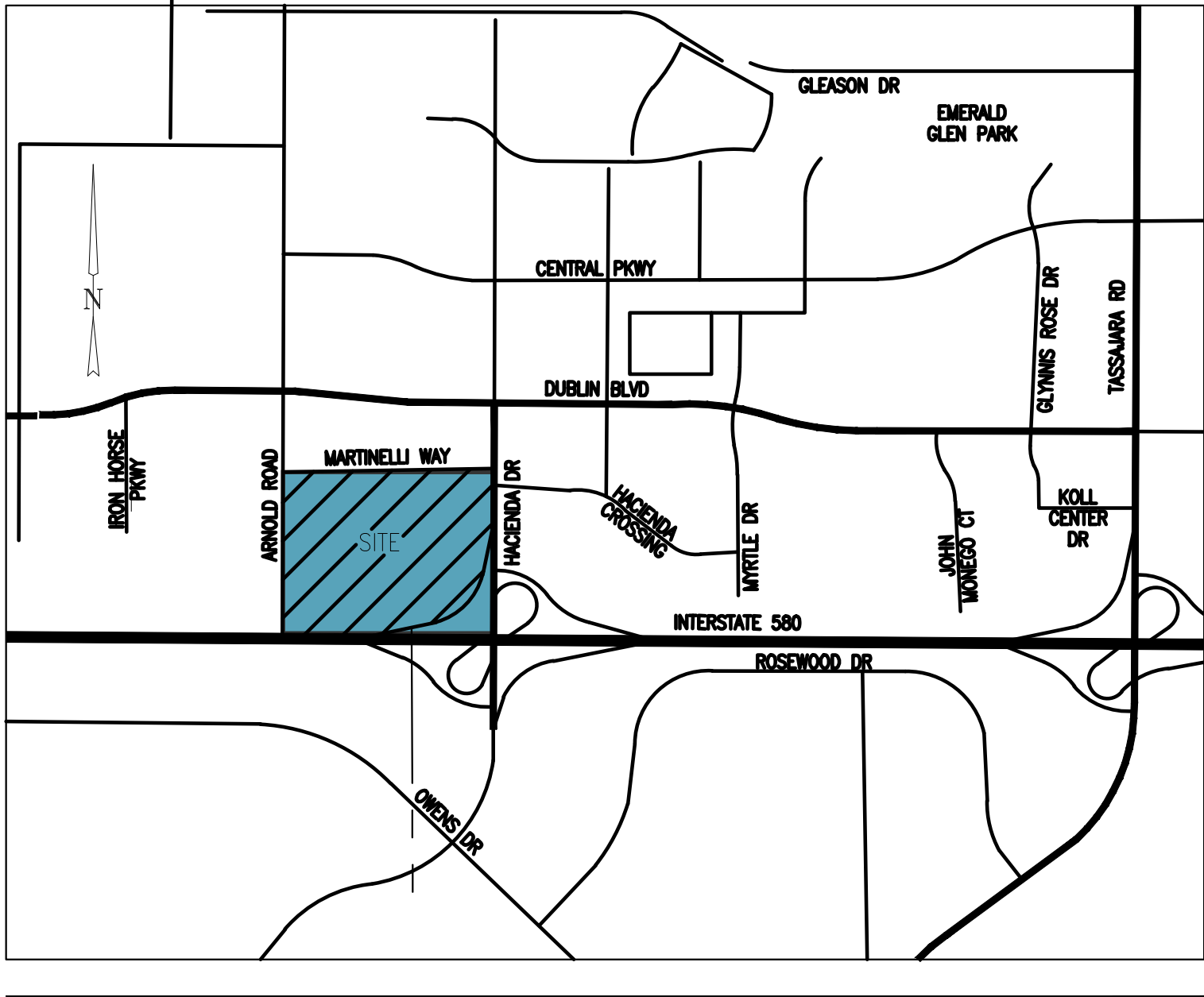
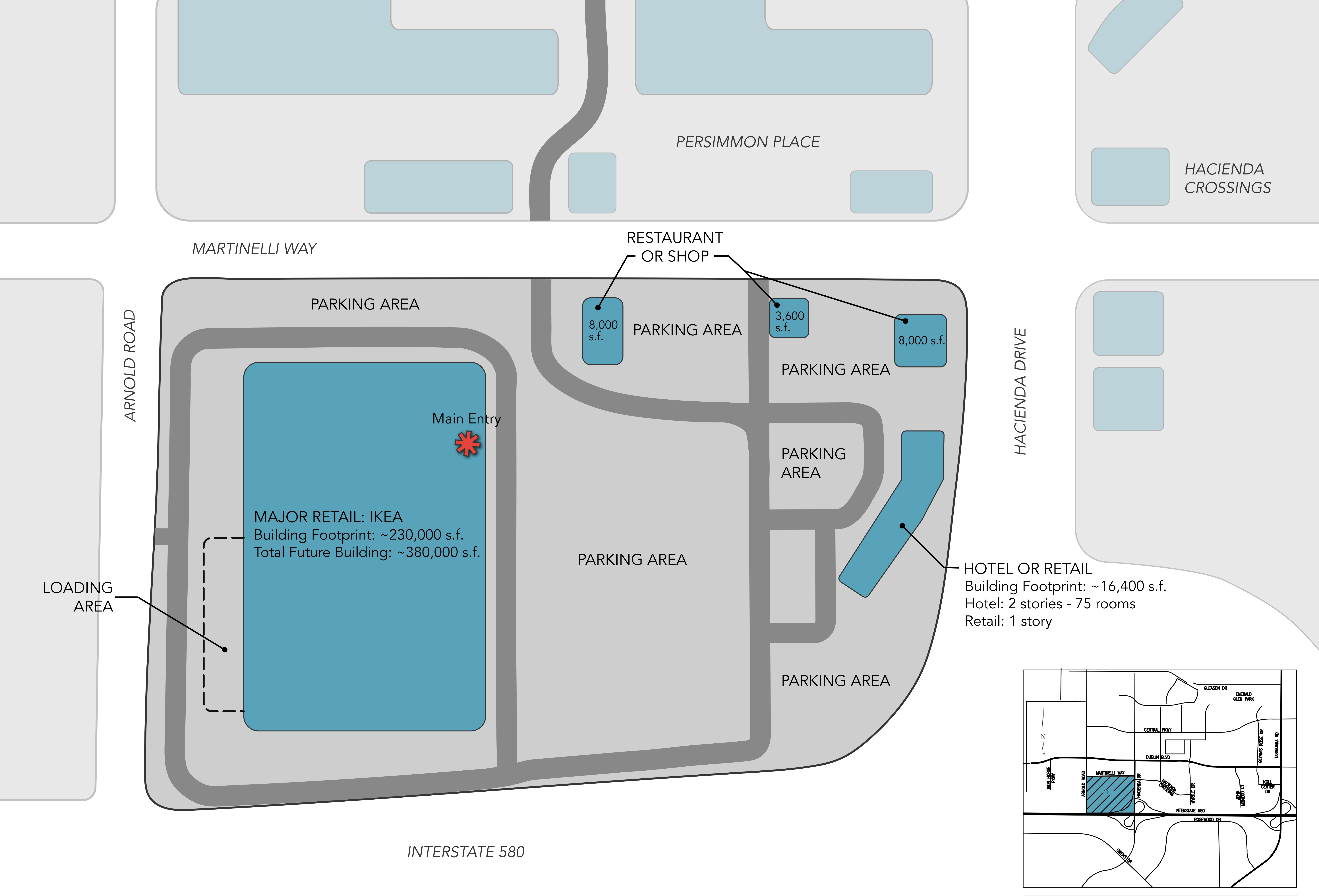


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Summary of the IKEA Retail Project (as currently proposed):

- Retail center anchored by an IKEA furnishings store. Four additional buildings are proposed to be developed with retail, restaurant, and hotel uses (schematic site plan on reverse).
- The existing General Plan/Eastern Dublin Specific Plan designation is “General Commercial”, which allows a wide variety of office, retail, restaurant, and service commercial uses.
- The existing zoning is Planned Development, and the existing approved Development Plan is for the previously-approved retail center project (305,000 square foot “The Green on Park Place”)
- The 27 acre site is proposed to be divided into two development areas: 21 acres for the IKEA store and associated surface parking and 6 acres for adjacent retail development. A parking garage is not proposed.
- Exact IKEA building design is unknown and other retail building design is unknown at this time.
- Site plan includes parking for over 1,300 cars (for both IKEA and retail pad buildings). The proposal meets the parking requirements of the City.
- The proposed building sizes are as follows:

IKEA building	377,479 square feet (two stories) that includes: 13,616 square foot Restaurant 53,111 square foot Warehouse 133,554 square foot Furniture 177,198 square foot General Retail
Retail/Restaurant building 1	8,000 square feet
Retail/Restaurant building 2	3,600 square feet
Retail/Restaurant building 3	8,000 square feet
Hotel (75 rooms)	32,800 square feet (two stories)
Total Development Proposed	429,879 square feet
Parcel size	27 acres (1,176,120 square feet)
Floor-to-Area Ratio	.37



IKEA DEVELOPMENT CONCEPT: SCHEMATIC DIAGRAM